

**AMENDMENT C441GGEE**

**System Note: The following schedule will be inserted before Clause:43 HERITAGE AND BUILT FORM OVERLAYS, Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY**

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## **SCHEDULE 47 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO047**.

### **672-690 AND 692-700 PORTARLINGTON ROAD, LEOPOLD**

#### **1.0**

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#### **Design objectives**

To facilitate the orderly and integrated development of the area.

To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas.

To manage site constraints with appropriate built form and urban design measures.

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#### **Buildings and works**

A permit is not required to construct a building or to construct or carry out works.

#### **3.0**

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#### **Subdivision**

A permit to subdivide land must meet the following requirements:

##### **Stormwater Management**

- Subdivision and development must be informed by a Stormwater Management Plan that takes an integrated approach to flooding, stormwater and drainage management, considers the whole of the catchment, and includes:
  - Measures to ensure peak discharge rates of all stormwater leaving the site post-development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates, with reference to *Flood Assessment 672-690 Portarlington Road, Leopold*(Cardno, Nov 2021, NW30247).
  - Treatment to achieve best practice pollutant removal targets in accordance with relevant standards and guidelines (including Design Note 3 and Melbourne Water guidelines).
  - No adverse impacts to any surrounding land, upstream or downstream.
  - A single detention / treatment facility to service all of the DDO land. New drainage infrastructure effectively co-located with the existing drainage reserve to the south must be investigated.

##### **Movement and Access**

- An internal road network which utilises existing access connections from the adjoining street network.
- New direct vehicle access from Portarlington Road should be limited to the corner of Portarlington and Melaluka Roads for potential commercial uses only. Any vehicle access from Portarlington Road and/or Melaluka Road must be supported by a Traffic Impact Assessment and approved by the Head, Transport for Victoria.
- Construction of a concrete footpath to the frontage of the site (on Melaluka Road) to link the existing path south of the DDO land to the existing path at the Portarlington Road / Melaluka Road signalised intersection.

##### **Urban Design**

- A mix of lot sizes and dwelling types which include designs to achieve passive surveillance of the municipal drainage reserve to the south and any future on-site drainage reserve.
- Road layout and arrangement of lots should provide for lots to front Portarlington Road and Melaluka Road.
- Creation of a 5 metre wide landscape land buffer to the Portarlington Road interface.

## AMENDMENT C441GGEE

- Noise and air quality attenuation measures to future dwellings from the source of the emissions (Portarlington Road), as appropriate.
- Existing trees of medium-high arboricultural value should be retained where appropriate in conjunction with the design and location of the drainage reserve. Any trees retained should be located on land to be transferred to council as road or drainage reserve.

### **Exemption from notice and review**

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

### **4.0**

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### **Signs**

None specified.

### **5.0**

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### **Application requirements**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An assessment report(s) of noise and air quality emissions from Portarlington Road and impacts on sensitive land uses by a suitably qualified expert. Where the report recommends built form and/or landscape or other design measures to mitigate noise/air quality risk, permit conditions should be applied that satisfy the report.

### **6.0**

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### **Decision guidelines**

None specified.